

13 New Holygate

BROXBURN, WEST LOTHIAN, EH52 5RN



Two-bed cottage, perfect for first-time buyers or those looking to downsize



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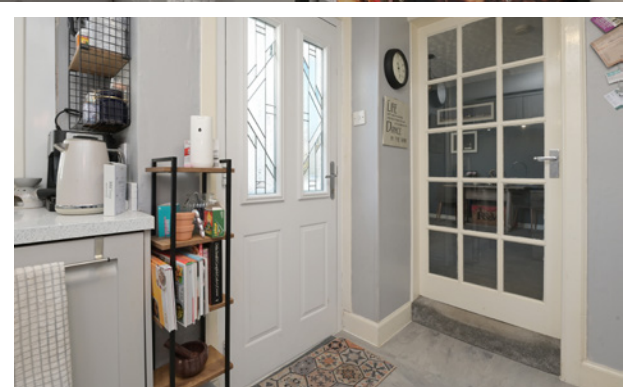


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McEwan Fraser Legal is delighted to present New Holy Gate to the market. A truly charming home where character meets comfort in all the right ways. Tucked behind a neatly kept front patio with space to sit and soak in the sun, you'll feel the warm, welcoming vibe before you even step through the door.

THE KITCHEN



Once inside, you're greeted by a stunning kitchen that's been thoughtfully designed with sleek, soft grey cabinetry, integrated appliances, and plenty of clever storage solutions — all beautifully offset by light countertops and contemporary touches. This is a space that just begs for home-cooked meals and late-night baking sessions.

THE LIVING ROOM



Step into the living room and you'll instantly want to curl up with a cuppa. Cosy and full of personality, it boasts plush carpeting, stylish décor, and a gorgeous feature wall that gives the room a modern yet homely feel. The staircase tucks neatly into the space, leading the eye upwards without interrupting the flow. There's even built-in shelving and under-stair storage to keep everything tidy and tucked away.



On this level, you'll also find a peaceful bedroom, bathed in natural light from the shuttered window — the perfect little retreat after a busy day. Just next door is the fresh, well-fitted bathroom, complete with bath, over-shower and a crisp white finish, plus a separate WC for added practicality.

BEDROOM 2



THE BATHROOM



Head upstairs and the main bedroom is a total delight — light, bright and fabulously spacious. Tucked beneath the eaves, it's got that perfect blend of cosiness and room to breathe, with charming wallpaper and ample storage. But the real showstopper? A gorgeous bay window nook, ideal for morning coffees or curling up with a good book while soaking in those leafy views.

BEDROOM 1



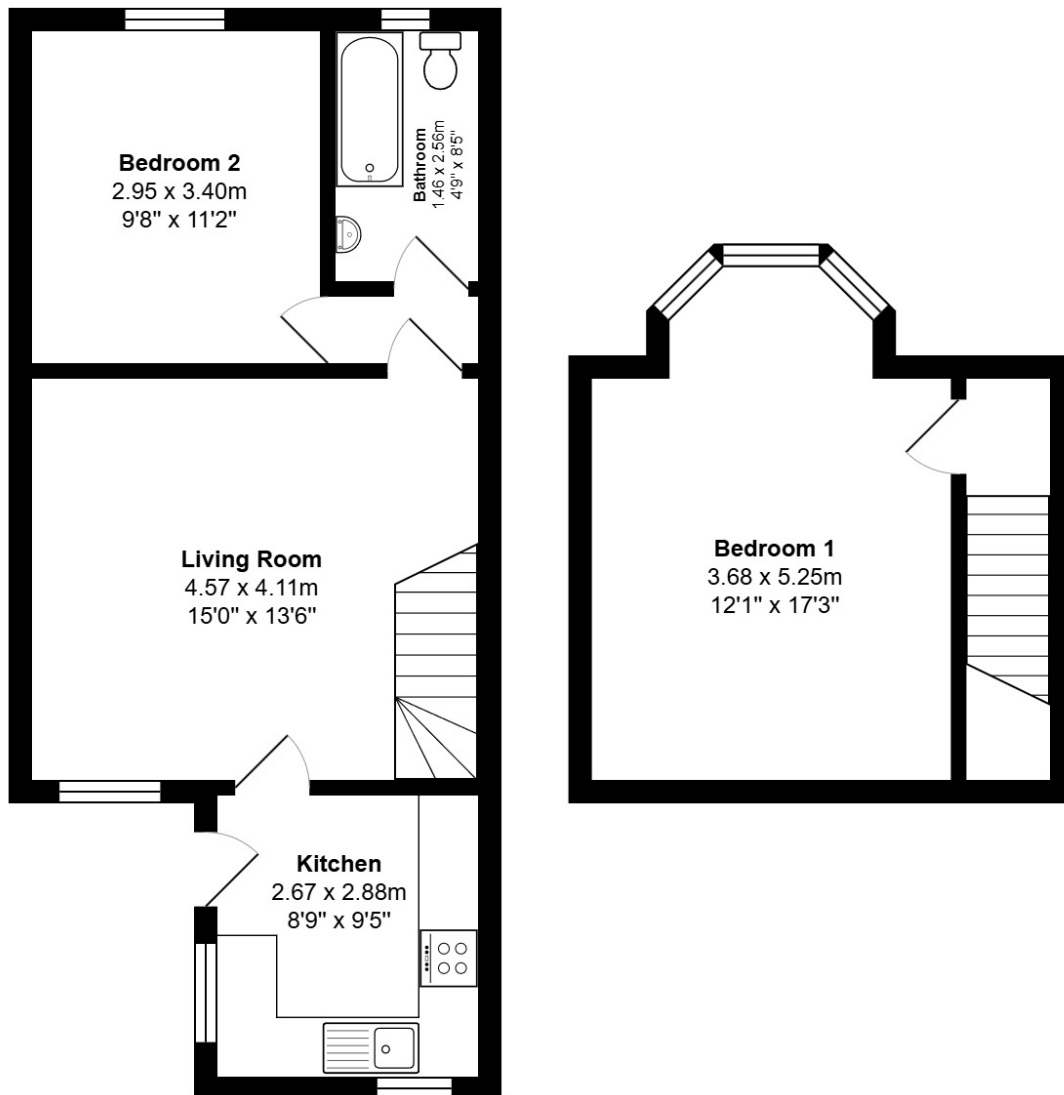
Externally, the property benefits from a rear garden. Fully enclosed and bathed in sunshine, this low-maintenance space is made for relaxing. With a paved patio and a patch of artificial lawn, there's plenty of room to dine al fresco, entertain friends, or just sprawl out on a lazy afternoon.

Offering charm, comfort, and a serene setting, this home is perfectly suited for those seeking a tranquil lifestyle while remaining within easy reach of local amenities. Early viewing is advised.

EXTERNALS

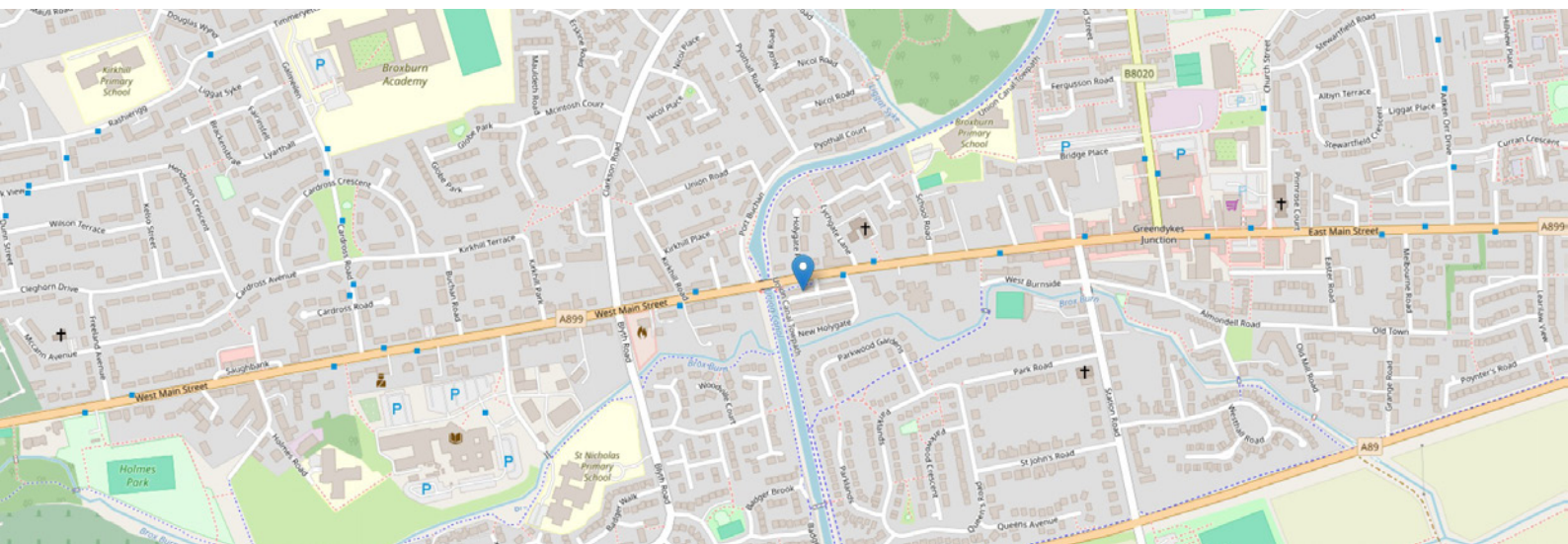


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: E



THE LOCATION

Broxburn is a thriving town in West Lothian, offering a perfect balance of semi-rural charm and excellent connectivity. Situated just 12 miles west of Edinburgh, it is an ideal location for commuters looking to enjoy a quieter pace of life while remaining within easy reach of the capital. The town benefits from excellent transport links, with quick access to the M8 and M9 motorways, frequent bus services, and nearby Uphall railway station providing direct connections to Edinburgh and Glasgow. Edinburgh Airport is also just a short drive away, making international travel convenient.





Broxburn boasts a strong sense of community, with a range of local amenities including independent shops, supermarkets, cafes, and restaurants. For families, there are well-regarded primary and secondary schools, as well as nearby further education options. Outdoor enthusiasts can enjoy the picturesque Union Canal, which runs through the town, offering scenic walking and cycling routes. There are also several parks and green spaces, along with access to the Pentland Hills and Almondell & Calderwood Country Park for those who enjoy the outdoors. With a mix of traditional cottages, modern housing developments, and period homes, Broxburn offers a variety of property options to suit different lifestyles. The town continues to grow while retaining its historic character, making it an attractive choice for those seeking a welcoming community with excellent amenities and transport links.



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